

# **SAN MIGUEL COUNTY PLANNING COMMISSION AGENDA**

**June 10, 2015**

**Miramonte Building, 333 West Colorado Ave., Second Floor Meeting Room, Telluride**

9:00 AM      Approval of Minutes; Planning Commission Comments; Staff Comments

9:10 AM      County Road Vacation Recommendation: CR K7, west end San Miguel County, north of Egnar

9:25 AM      Special Use Permit Amendment: Telluride Sleighs & Wagons, add summer use for wagon and dinner operation

Adjourn

**Times are approximate; items may begin earlier (except public hearings)  
or later than scheduled.**

**SAN MIGUEL COUNTY PLANNING COMMISSION  
MINUTES – REGULAR MEETING**

**March 11, 2015**

**Miramonte Building, 333 West Colorado Ave., Second Floor Meeting Room, Telluride**

Present: Kris Holstrom, Chair  
Pamela Hall, Vice-chair  
Lee Taylor, Secretary (arrived 9:05 a.m.)  
Marty Schmalz, Regular Member  
Ian Bald, Regular Member  
Kevin Kell, Sr. Alternate  
M.J. Schillaci, Jr. Alternate

Planning Staff Present: Michael Rozycki, Planning Director  
Karen Henderson, Associate Planner

Other County Staff Present: Steve Zwick, County Attorney  
John Huebner, Chief Deputy Clerk

9:04 a.m. Called to Order.

**Election of Officers for 2015**

Marty Schmalz made a **MOTION** to nominate Kris Holstrom as Chair [for Planning Commission meetings in 2015]. **SECONDED** by Pam Hall. **VOTE PASSED 6-0.**

Kris Holstrom	<u>Aye</u>	Nay	Abstain	Absent
Pamela Hall	<u>Aye</u>	Nay	Abstain	Absent
Lee Taylor	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Marty Schmalz	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
Kevin Kell	<u>Aye</u>	Nay	Abstain	Absent
M.J. Schillaci	<u>Aye</u>	Nay	Abstain	Absent

Marty Schmalz made a **MOTION** to keep the remaining officers the same [Pam Hall as Vice Chair and Lee Taylor as Secretary]. **SECONDED** by Pam Hall. **VOTE PASSED 7-0.**

Kris Holstrom	<u>Aye</u>	Nay	Abstain	Absent
Pamela Hall	<u>Aye</u>	Nay	Abstain	Absent
Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent
Marty Schmalz	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
Kevin Kell	<u>Aye</u>	Nay	Abstain	Absent
M.J. Schillaci	<u>Aye</u>	Nay	Abstain	Absent

**Approval of Minutes**

Marty Schmalz made a **MOTION** to approve the minutes from January 14, 2015 meeting. **SECONDED** by Lee Taylor. **VOTE PASSED 5-0.**

Kris Holstrom	<u>Aye</u>	Nay	Abstain	Absent
Pamela Hall	<u>Aye</u>	Nay	<u>Abstain</u>	Absent
Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent
Marty Schmalz	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
Kevin Kell	<u>Aye</u>	Nay	Abstain	Absent
M.J. Schillaci	<u>Aye</u>	Nay	<u>Abstain</u>	Absent

**Planning Commission and Staff Comments**

Kris Holstrom, Planning Commission Chair, welcomed new member, MJ Schillaci to the Planning Commission. Michael Rozycki, County Planning Director, thanked and congratulated Lee Taylor and Kevin Kell for their re-appointment to the Commission, and added congratulations to Ian Bald who was moved from Senior Alternate to Member.

Michael Rozycki, County Planning Director, updated the Planning Commission regarding Board of County Commissioner (BOCC) approval of lot split and setback variance request regarding Lot 440 in Ilium Valley. Rozycki reported a final plat will be recorded culminating the adjustment of boundaries of three entities (Trout Lake and Lizard Head Homeowners and Federal Energy Regulatory Commission (FERC)) in and around Trout Lake. He added the San Miguel Valley Corporation (SMVC) Preliminary Plan was conditionally approved 1/15/15 and the Mill Creek and Deep Creek Mesa parcels rezoned by BOCC. Mike also announced that Gary Hodges, County Building Official retired in September 2014 after 24 years; and Doug Barry was hired to replace him beginning in April. No Planning Commission meeting is scheduled in April; the next meeting will be in May.

Kris Holstrom reported she had been leading public discussions concerning regional affordable housing solutions in the Telluride region, and stated affordable housing is a scheduled item at the Intergovernmental (IG) meeting (4/1/15). M.J. Schillaci, Planning Commission, disclosed she had attested the Town Mayor signature on the Telluride Utility Agreement and Telluride Council minutes that are included in the meeting packet. She added she worked temporarily on Telluride elections and received a \$150 payment. Lee Taylor, Planning Commission, asked if a blanket exemption for MJ could be made for her work as a Telluride town employee. Steve Zwick, County Attorney stated that for county purposes attesting documents is not a disqualifying act and does not pose a conflict of interest.

**Work Session Telluride Regional Area Master Plan Amendments (Neighborhood Commercial in Lawson Hill and Affordable Housing in Telluride Region)**

Mike Rozycki, County Planning Director stated today's meeting is a work session only and is not an action item. He also stated for the record that Pam Hall is the Manager of the Lawson Hill Property Owners Company (LHPOC) and is also a Planning Commission Member.

Mike Rozycki, County Planning Director updated the Planning Commission (PC) on the Planning Staff Memorandum dated March 11, 2015 regarding the Work Session: Potential Amendment to the Telluride Region Area Master Plan. The Lawson Hill Property Owners Company (LHPOC) requested "Neighborhood Commercial Uses" be identified as allowed uses

on Light Industrial (I) zoned lots in Upper Lawson Hill PUD as an “overlay” rather than specific uses associated with individual lot(s).

Rozycki presented a power point presentation titled “Master Plan Amendments: Telluride Regional Area Master Plan; Neighborhood Commercial Uses and Affordable / Employee Housing. (**Attachment A**)

Pam Hall, LHPOC Manager, explained the concept of an overlay district of approved uses for commercial lots in the Lawson Hill PUD zoned neighborhood commercial would not eliminate applicants requirement to justify to the county that a proposed use would work on an individual lot [adequate parking, traffic flows, safety hazard, etc.] Rozycki voiced a concern the county may under certain circumstances need to develop lot specific criteria, for example, appropriate parking standards for a movie theatre or bar rather than the one space required for Low Intensity Industrial uses. He is concerned with impacts from neighborhood commercial uses, studied in 2009 Master Plan Amendment, would trigger traffic improvements internally, and on State Hwy 145, and also with the larger issue concerning extension of water utilities by Telluride. Ginny Gordon, LHPOC, expressed her frustration with the Task Force formed with Telluride to address the pre-annexation and utility agreements, and stated that the LHPOC would instead work directly with the county on an amendment to the master plan.

Kris Holstrom, Planning Commission (PC) Chair, asked if the LHPOC had surveyed Lawson Hill residents concerning what specific services they would request. Ginny Gordon responded that it has been a process over the years determining services residents would want. Pam Hall replied that the LHPOC had performed a survey of its residents. Kris Holstrom suggested that it might be useful to perform a formal survey to whittle down the proposed list of neighborhood commercial services. Hall and Gordon said they want the “market” to determine uses for these lots, and to also be equitable toward Lawson Hill lot owners.

Kevin Kell, PC, commented that an artificial suppression of market demand on businesses was enacted when the Lawson Hill PUD was originally developed. He suggested a market approach be used with only a list of unacceptable uses.

Rozycki said he had attempted in 2013 to maneuver Telluride and Lawson Hill onto the same page concerning specific proposed commercial uses and utility agreements. He observed, however, that the Town went toward the annexation issue rather than addressing Lawson Hill’s request. The LHPOC felt no progress was being made and ended its involvement with the Task Force.

Rozycki stated that the request for an overlay district of neighborhood commercial uses *only* be directed toward industrial lots rather than those industrial lots that include the Live Work designation. He is concerned that the HUB lots potentially could construct a large business building. He also added a list of identified specific uses could provide certainty to an applicant.

Lee Taylor, PC, said he owns a light industrial lot in Lawson Hill that has housing built on either side (Rio Vistas 2). He asked if any business owners had made application for purchase or rent for a specific business and been turned away. Kathy Green, Society Turn Business Center, stated a pizza delivery business at Society Turn Business Center was not approved. She stated the

Telluride Brewery production facility is limited to beer tastings only in Lawson Hill. She has received inquiries for second hand gear stores, children's stores, retail stores, and niche startup businesses that she had to turn away. Rozycki added that the restrictions on square footage and allowed uses from original the Lawson Hill PUD approval need to be revisited. Dan Dockray, Lawson Hill Hub Lot co-owner stated that he does not want to build a big box retail store; and said Lawson Hill would be re-vitalized if neighborhood commercial uses were allowed.

Kris Holstrom, PC Chair, said even if the Planning Commission approves these uses, applicants may be unable to use them because of the restrictions concerning Telluride's interpretation of Utility Extension Agreement. Mike Rozycki wondered if applicants should be required to obtain utilities from Telluride similar to HUB lots requirement in 2009 Master Plan amendment, as a condition of approval. He also stated that the County could approve this amendment to the Master Plan, and the Town could still refuse to provide utilities, and that Lawson Hill could potentially challenge this refusal through several means. Kathy Green said a private owner could argue a certain type of business is less water intensive in an application for utilities. Rozycki added that the Town had agreed to a change to approved uses by allowing a school (Mountain School).

Lee Taylor, PC, asked why there had not been additional development on the HUB lots since approval in 2009. Dan Dockray stated the market conditions related to the recession had prevented development. Ginny Gordon disagreed and said that agreement regarding utilities was not wholly completed and so they withdrew their development application. She also stated that the HUB lots should be included in a neighborhood commercial overlay district. Lee Taylor said the county is a federal enterprise zone and adding an entrepreneurial element to an overlay, may spur economic development. Kris Holstrom said Telluride Venture Accelerator businesses' often leave the region since they are unable to locate commercial lease space.

Pam Hall, LHPOC Manager, estimated that Lawson Hill PUD would only be at 40% of allowed water usage at full build out. Dan Dockray stated he and his fellow owners are ready to develop their HUB property if neighborhood commercial uses are allowed. Rozycki said the Town Council had showed a willingness to cooperate regarding the affordable housing component of Gordon's HUB lot application. Kathy Green commented that the term "big box retail" must be defined really well (franchises like Alpine Lumber and Timberline Ace hardware are needed).

Lee Taylor, PC, cautioned against some of the proposed allowed uses and said that the requisite foot traffic would not be drawn in a Lawson Hill location due to geographical constraints. Ian Bald, PC, wondered if the square footage limitation precludes most big box retail and said he also disliked certain smaller big boxes like "Dollar" stores. Rozycki said the 30,000 square foot limit currently allowed is still a large building.

Kevin Kell, PC, reiterated that any changes in Lawson Hill should be based upon the free market and what is best for Lawson Hill not the Town of Telluride. Kris Holstrom, PC Chair, said she had received several questions from a community housing group asking if Lawson Hill residents are amenable to annexation. Julie McNair, (LHPOC), said the issue had been discussed by residents at Lawson Hill annual meetings, but they had not wanted to spend funds on pursuing annexation. Pam Hall, LHPOC Manager, said, even if Lawson Hill was in support of an annexation to Telluride, it is a long process with no guarantee of success. Rozycki said Lawson

Hill residents want to see neighborhood commercial uses sooner rather than later. Rozycki stated it is appropriate for LHPOC to go through the Master Plan process and PUD Amendment with the county, but the county will be also be responsive to the adverse impacts to county residents, adjacent municipalities and existing businesses.

10:32 a.m. Recessed.

10:40 a.m. Reconvened.

Mike Rozycki, County Planning Director updated the Planning Commission on the Planning Staff Memorandum dated March 11, 2015 regarding a Work Session: Potential Amendment to the Telluride Region Area Master Plan concerning "Affordable Housing in the Telluride Region". He explained he has surveyed the inventory of vacant parcels in the region that are zoned for or would allow the construction of affordable housing units but have not been developed. He appreciates why these properties have not developed and wondered what incentives or changes could be made so they would be developed. Mike also questions how affordable housing developments would be funded or financed. During San Miguel Valley Corporation's (SMVC) land use application process the public questioned the proposed affordable housing mitigation as applied for on the Mill Creek Parcel. The public also asked if affordable housing could be constructed SMVC's 20-acre parcel at Society Turn. Rozycki stated the County had received a letter from SMVC's president declaring that the Society Turn parcel would not be developed until the Master Plan document concerning that parcel was updated.

Rozycki gave a Power Point presentation titled "San Miguel County Employee Housing."  
**(Attachment B)**

Rozycki mentioned that the county has collected nearly \$600,000 in residential impact fees which were adopted in 2006. Mike said that the Live Work lots located in the Lawson Hill PUD had not developed due to the lot's steep terrain, the recession, and parking constraints. He said that converting industrial uses to affordable housing use among other possibilities could be part of the master plan discussion.

Lee Taylor, Planning Commission member, requested clarification on the zoning of lots C and L, Lawson Hill PUD, and of the density of Live Work uses compared to residential uses. Rozycki replied the lots are zoned Light Industrial and are further classified as Live/Work. Rozycki explained there is a formula that at least 40% of the building be residential.

Rozycki stated a county owned parcel west of Eider Creek Condominiums is zoned affordable housing and the county has requested the Town of Telluride and county form a partnership to develop it. As part of the SMVC Mill Creek parcel approvals, a 3.2 acre parcel is designated for affordable housing and is adjacent to Telluride, and the developer would be obligated to pay 2/3 of the land development costs. Rozycki reported the public commented that the regional need is for rental housing.

Rozycki said the Towns of Mountain Village and Telluride identified sites for affordable housing in their municipalities and are at different points in the development process. Mike said the County needs to keep abreast of these projects and the entities need to keep each other informed. He added that certain sections of the 2011 Ouray and San Miguel Regional Housing Needs

Assessment commissioned by the SMRHA may need updating. Kris Holstrom, Planning Commission Chair, stated citizen meetings have discussed what needs to be updated in the study.

Rozycki reiterated that the county had a letter received from Nicole Champine, SMVC President asking for a Master Plan update, and stated its willingness to look at several development options for the 20-acre parcel at Society Turn. Tom Kennedy, Attorney for SMVC, said SMVC is listening and they have no specific development plans to discuss, but is willing to participate in the process. He added that SMVC is continuing to discuss water and sewer utilities for the Mill Creek Parcel with the Town of Telluride. Peter Jamar, land planner for SMVC, said light industrial uses need to be reviewed from a planning perspective, and he will participate in the process. He suggested more mixed uses and pedestrian access be considered rather than automobile access and industrial uses as currently zoned.

Pam Hall, Planning Commission, asked if the SMVC Society Turn property is dependent upon Town water utilities, and would it consider annexation to Telluride. Tom Kennedy answered that SMVC has water rights available to utilize for the parcel if necessary. He said SMVC would consider annexation dependent upon the intensity of uses proposed on parcel; the Town is indicating they would require annexation for this parcel if on Town utilities.

Mike Rozycki asked the Planning Commission if LHPOC should submit a formal application concerning neighborhood commercial uses or could the Planning Commission initiate a review of it and include the 20-acre SMVC parcel. Kris Holstrom, PC Chair commented the Planning Commission should initiate the review. Pam Hall, LHPOC manager, expressed concerns that grouping the two would slow down the LHPOC's request. Rozycki replied he was cognizant of LHPOC's concern, but combining the two would be an efficient use of his and the Planning Commission's time and efforts. Lee Taylor, PC, said other aspects of the Master Plan such as transportation and telecommunications also need to be discussed. Holstrom commented that the Lawson and Society Turn items do not need to be mashed together but acknowledged they are linked. Rozycki added that discussing Lawson Hill and Society Turn parcel are better discussed together to avoid a train wreck with Town of Telluride. Kevin Kell, PC, inquired if any Down Valley sites had been identified as potential affordable housing locations? Rozycki answered no. He stated sewer and water are constraints, and residents in Placerville do not want to grow. Holstrom said the public wants affordable housing as close to the Region as possible. Rozycki pointed out that housing should be located as close to the two towns (Telluride & Mtn. Village) since jobs are created in them, and stated that the county will do what it can.

Kris Holstrom asked if Mike had received the necessary direction from PC to move on the review of Master Plan. Mike Rozycki said he would meet with LHPOC after this meeting to discuss their request and to reiterate his concerns and see how best to move forward. Kris stated Mike has the support of the Planning Commission to move forward as he sees fit.

Others Present: Lynn Black, County Administrator; Anton Benitez; Executive Director, Town Mountain Village Owners Association

11:25 a.m. Adjourned

Respectfully Submitted,

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John Huebner, Chief Deputy Clerk

Approved on \_\_\_\_\_

SAN MIGUEL COUNTY PLANNING COMMISSION

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Lee Taylor, Secretary

[P:\County Planning Commission\pc.3.11.15minutes.docx]

DRAFT



## M E M O R A N D U M

**TO:** San Miguel County Board of Commissioners  
**FROM:** San Miguel County Planning Department Staff  
**RE:** Road Vacation: Portion of County Road K7  
**DATE:** June 10, 2015

[text/word/crk7.vacation]

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### Summary

San Miguel County has been asked to consider an application submitted by Chris and Mary James (applicants), owners of a 79 acre parcel zoned West End (WE). The applicants seek to vacate the portion of County Road K7 that lays their property. This approximate ¼ mile portion of County Road K7 is located east of State Highway 141 approximately 2 miles north of Egnar, in Township 42 North, Range 19 West, Section 35, N.M.P.M. CR K7 travels east of State Highway 141 approximately 450 feet to the James property line than northeast approximately ¼ of a mile where it dead ends on the James parcel. A survey of CR K7 will be required to vacate the portion of the county road from the James property to the state highway. To avoid the survey expense the James are requesting that just the portion of the county road on their property be vacated.

There is an additional portion of County Road K7 that lies northeast of the James parcel but the two sections of CR K7 do not connect and this northerly portion is not considered part of this application request.

The applicant states there are no adjacent parcels that use the CR K7 for access and the road is almost entirely on their property where it dead ends. County Road K7 is a maintained county road. The James would like to gate the entrance to their property as they have security concerns and have had issues with the public dumping trash on their property.

The applicant states there are no utility companies or other persons with easements or other rights in or adjacent to the subject roadway or right-of-way or other adjacent parcels that use the road for access.

County Road Vacations are a Two-step Planning Commission and Board of County Commissioner Review process pursuant to Land Use Code Section 5-501 L. and C.R.S. 30-28-110 and C.R.S. 43-2-303. Notice of the proposed road vacation was published in the Norwood Post on April 29, 2015 and on May 20, 2015.

### County Road Superintendent Comments

In an April 14, 2015 email County Road Superintendent Mike Horner states he has no objection to the request to vacate CR K7 within the boundary of the James property. The very short section of CR K7 from SH 141 to the James property line will remain a county-maintained public road however, it will be the Road Departments intent to request that the Board of Commissioners delete this short section from the county maintenance system since it will be impractical to mobilize equipment in order to maintain approximately 450 feet of County Road. The short section will remain a non-county maintained public road and will be reported to CDOT as such.

## **Neighbor Comments**

The Planning Department has received four letters from neighboring property owners stating they have no objection to the proposed road vacation. Staff has also spoken with two neighbors/representatives (Knuckles and Williams) on the phone regarding the vacation; neither neighbor appeared to have an issue with the vacation.

## **Planning Department Comments**

Planning Department staff recommends approval of the proposed road vacation based upon the County Road Superintendent and the neighboring property owners having no objection to the vacation and a finding that the application is in compliance with Land Use Code Section 5-501 L. and Colorado Revised Statutes Section 30-28-110 and will not leave any land adjoining that roadway without an established public road and that there does not appear to be any existing sewer, gas, water, or similar pipelines and appurtenances, nor any ditches, canals and appurtenances, nor any electric, telephone and similar lines and appurtenances, located with the C.R. K7 right-of-way for which easements should be reserved for their continued use.

## **Review Standards**

### **5-501 L. Road Vacation**

- I. Any person wishing to initiate the vacation and/or relocation of a County public roadway or right-of-way shall submit to the County Planning Department an application that includes, at a minimum, the following information:
  - a. A complete and accurate legal description of the portion(s) of the roadway or right-of-way proposed for vacation;
  - b. The reason for such vacation;
  - c. Whether the roadway is to be relocated;
  - d. The names and addresses of all owners of record whom own land adjacent to the roadway or right-of-way;
  - e. The names and addresses of all utility companies, or other persons, with easements or other rights in or adjacent to the subject roadway or right-of-way; and
  - f. A description as to whether the adjacent parcels will have access to a public road upon any such vacation, and if not, any other provision for reasonable access to a public road proposed by the applicant.
- II. The County may require the applicant to prepare plat maps and other legal documents for review and consideration by the Planning Commission, pursuant to C.R.S. 30-28-110(1)(d), before review by the Board of County Commissioners, which materials may be necessary to vacate the roadway or right-of-way and vest title to the vacated portions thereof.

Colorado Revised Statutes (C.R.S.), Section 30-28-110, requires the Planning Commission to provide an advisory recommendation prior to the vacation of a county road.

C.R.S. Section 43-2-303 prescribes the process for vacation of public road rights-of-way:

(1)(b) The board of county commissioners of any county may vacate any roadway or any part thereof located entirely within said county if such roadway is not within the limits of any city or town.

(2)(b) If any roadway has been established as a county road at any time, such roadway shall not be vacated by any method other than a resolution approved by the board of county commissioners of the county. No later than ten days prior to any county commissioners meeting at which a resolution to vacate a county roadway is to be presented, the county commissioners shall mail a notice by first-class mail to the last-known address of each landowner who owns one acre or more of land adjacent to the roadway. Such notice shall indicate the time and place of the county commissioner meeting and shall indicate that a resolution to vacate the county roadway will be presented at the meeting.

RECEIVED  
3-5-15

Untitled

3-3-2015

Mary and Chris James Sr.

11694 HWY 141

Egnar, CO 81325

970-677-2696

County Planning Department application

a. A complete and accurate legal description of the portion(s) of the roadway or right-of-way proposed for vacation:

See attached map.

b. The reason for such vacation;

No other persons use this road. It only leads to our property.

c. Whether the roadway is to be relocated;

No

d. The names and addresses of all owners of record whom own land adjacent to the roadway or right-of-way;

There are none

e. The names and addresses of all utility companies, or other persons, with easements or other rights in or adjacent to the subject roadway or right-of-way;

There are none.

f. A description as to whether the adjacent parcels will have access to a public road upon any such vacation;

There are no adjacent parcels that use the road for access.

Mary James



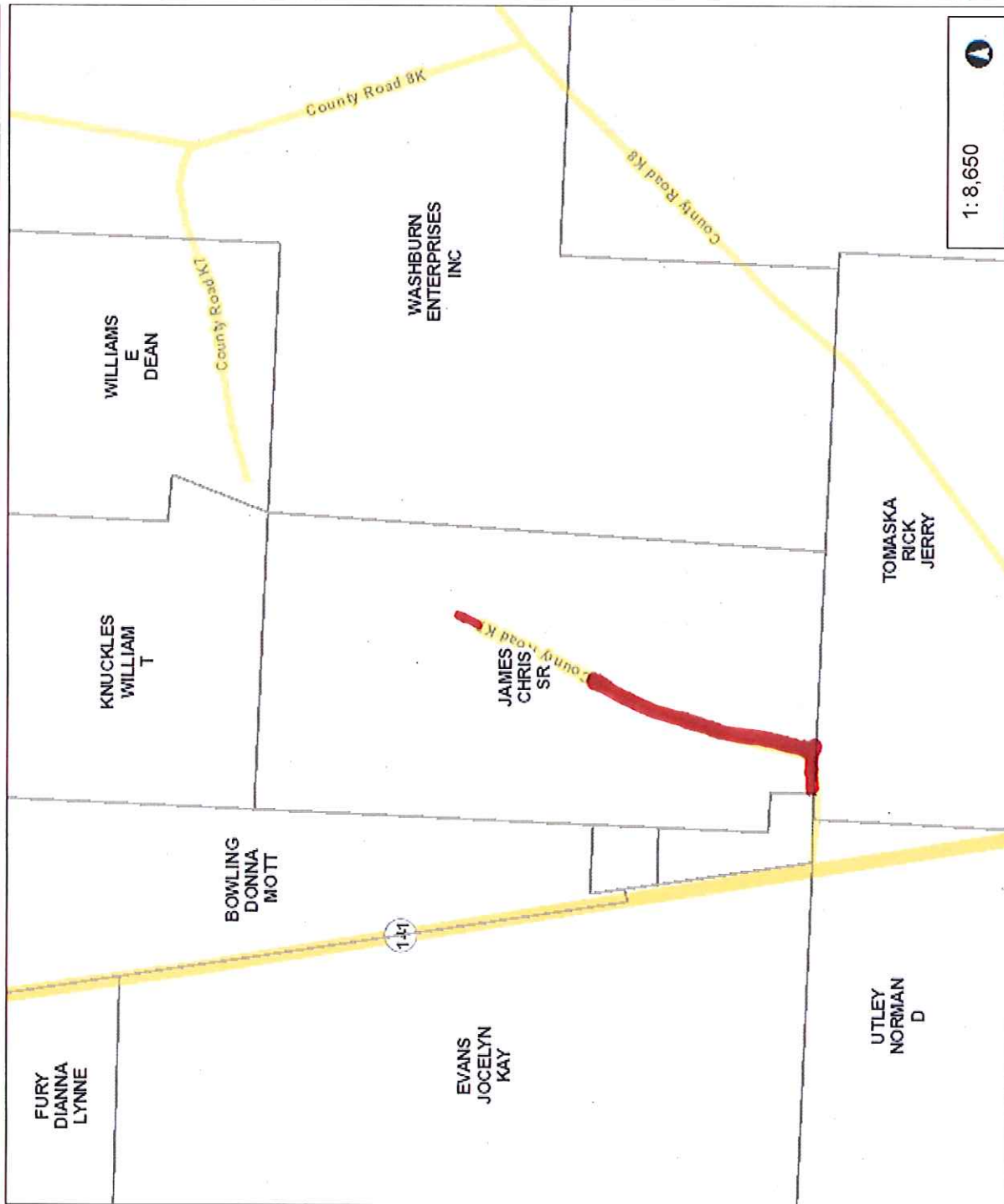
Chris James Sr.



tattooedtrash80@  
yahoo.com



webMap  
San Miguel County, Colorado



1:8,650



0.3 Miles

0.14

0

0.3

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

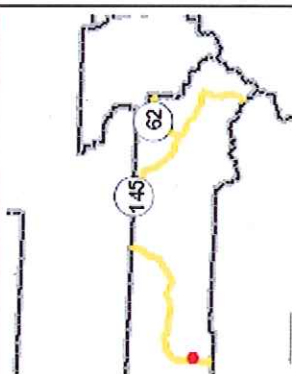
[www.sanmiguelcounty.org/maps](http://www.sanmiguelcounty.org/maps)

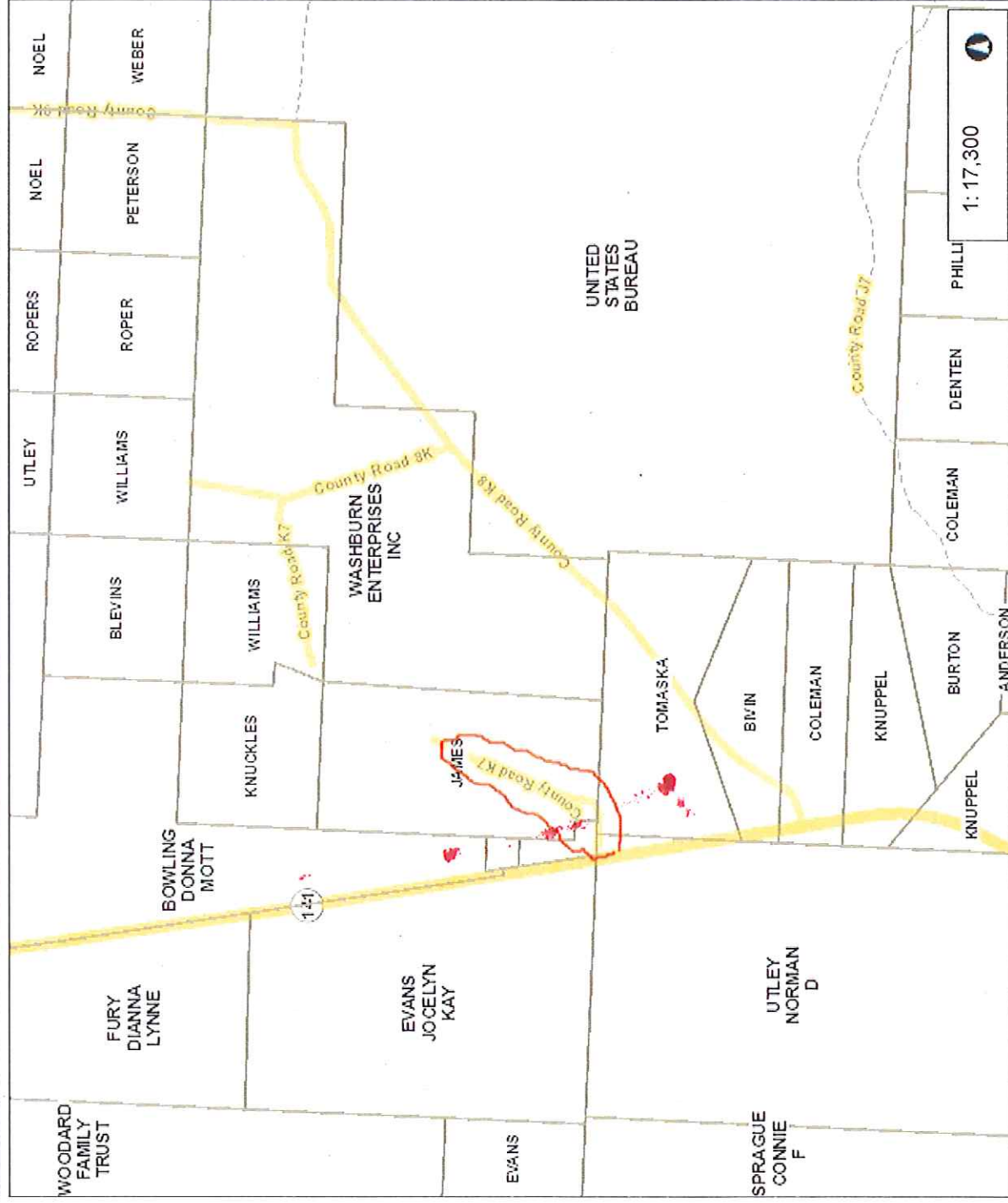
NAD\_1983\_UTM\_Zone\_13N  
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Legend

- Parcel Boundaries
- Roads (1:8,000 - 1:15,000)
  - Arterial
  - Main
  - Local
  - Primitive
- Town Boundaries
- County Boundaries

Notes



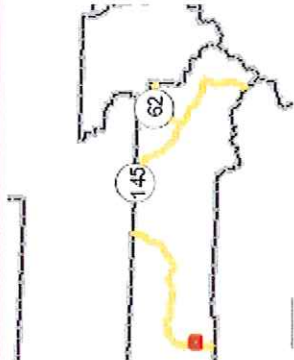


1: 17,300



NAD\_1983\_UTM\_Zone\_13N  
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- Legend**
- Parcel Boundaries
  - Roads (1:15,000 - 1:30,000)
    - Arterial
    - Main
    - Local
    - Primitive
  - Town Boundaries
  - County Boundaries

Notes



## Legal Notices

COMBINED NOTICE - PUBLICATION  
CRS 33-38-103 FORECLOSURE SALE

NO. 2015-03  
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust.

On March 4, 2015, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of San Miguel records.

Original Grantor(s)  
Mark A. Seale and Julie A. Seale  
Original Beneficiary(ies)  
Compass Bank

Current Holder of Evidence of Debt  
CRS-411, LLC  
Date of Deed of Trust  
January 12, 2009

County of Recording  
San Miguel  
Recording Date of Deed of Trust  
January 16, 2009

Recording Information (Reception No. and/or Book/Page No.)  
405441

Original Principal Amount  
\$581,250.00  
Outstanding Principal Balance  
\$533,933.12

Pursuant to CRS 33-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Lot 135, the Adresso Ranch Filing 2, A Planned Unit Development located in a portion of Sections 20, 21, 22, 23, 30 and 32, Township 43 North, Range 9 West, New Mexico Principal Meridian, According to the Map recorded January 23, 1993 in Plat Book 1 at page 1409; County of San Miguel, State of Colorado

together with all existing or subsequently erected or affixed buildings, improvements and fixtures, all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

Also known by street and number as: 105 W. Serapio, Telluride, CO 81435. THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE  
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in

accordance with the provisions of the Colorado Foreclosure Process.

IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-33-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-33-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL.

THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

Colorado Attorney General  
1300 Broadway, 10th Floor  
Denver, Colorado 80203  
(800) 222-4444  
www.coloradoattorneygeneral.gov

Federal Consumer Financial Protection Bureau  
P.O. Box 4503  
Iowa City, Iowa 52244  
(855) 411-2372  
www.consumerfinance.gov

DATE: 03/04/2015  
Janice M. Stout, Public Trustee in and for the County of San Miguel, State of Colorado  
By: /s/ Janice M. Stout, Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Brian T. Ray #34914  
Robert W. Hertz #18688  
Hatch Ray Olsen Sandberg LLC730  
Seventeenth Street, Suite 200, Denver, CO 80202 (303) 298-1800  
Attorney File # 14-11732

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

6Public Trustee's Association of Colorado Revised 12/015

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-33-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-33-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL.

THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

Colorado Attorney General  
1300 Broadway, 10th Floor  
Denver, Colorado 80203  
(800) 222-4444  
www.coloradoattorneygeneral.gov

Federal Consumer Financial Protection Bureau  
P.O. Box 4503  
Iowa City, Iowa 52244  
(855) 411-2372  
www.consumerfinance.gov

DATE: 03/12/2015  
Janice M. Stout, Public Trustee in and for the County of San Miguel, State of Colorado  
By: /s/ Janice M. Stout, Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

David Shore #19973  
Edward P. Olson #11572  
Scott D. Torkben #15911  
Martin H. Shore #1800

Hallstrom and Shore PC 5347 S. Valerita Way, Suite 100, Greenwood Village, CO 80111 (303) 571-1030  
Attorney File # 14-01285SH

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

6Public Trustee's Association of Colorado Revised 12/015

NOTICE OF SALE  
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in

accordance with the provisions of the Colorado Foreclosure Process.

IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-33-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-33-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL.

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## PUBLIC HEARING NOTICE

The San Miguel County Board of Adjustment has been asked to consider an application submitted by Chris and Mary James, 11694 Hwy 141, Egan, CO 81325. The application seeks to vacate the portion of County Road 127 that is located on their property east of State Highway 141, located in the West End of San Miguel County.

The proposed road vacation will require a public hearing by the Board of Adjustment and the Board of County Commissioners pursuant to Land Use Code Section 3-201.1, Colorado Revised Statutes, Section 30-28-110, requires planning commission approval prior to the vacation of a county road, and Section 43-2-303, C.R.S., as amended, prescribes the process for vacation of public road rights-of-way.

(b) The board of county commissioners of any county may vacate, any two-way or any part thereof located entirely within said county if such roadway is not within the limits of any city or town.

A public meeting on the above proposal will be held by the San Miguel County Planning Commission on June 10, 2015, in the Second Floor meeting room, Miramonte Building, 333 West Colorado Ave., Telluride, CO 81435, Colorado, at which time you may appear if you so desire, either in person or by agent or attorney, in opposition to or in support of the proposed request. Please call the San Miguel County Planning Department at 970-728-3033 for the time of this meeting or for more information regarding this application.

Written comments of more than one page may not receive full consideration if not received by NOON June 3, 2015. Send written comments to: San Miguel County Planning Department, P.O. Box 543, Telluride, CO 81435 or karenh@sanmiguel-county.org

The meeting on this proposal is not limited to those receiving copies of this notice. If you know of any neighbor or potentially affected property owner who, for any reason, has not received a copy of this notice, it would be appreciated if you would inform them of this public meeting.

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## Legal Notices

## REAL PROPERTY TAXPAYER REMEDIES

For tax years 2015 and 2016, the county assessor is required by law to appraise all real property at its 2014 level of value. Notices of Valuation reflecting the 2015 values will be sent to owners of real property by May 1. The information used by the assessor to value your property is available for your review.

From May 1 through June 1, owners of real property may protest the value or the classification established by the assessor. This protest period provides an opportunity for taxpayers to inform the assessor of errors in classification, property description, or other discrepancies that may result in a reduction in value or a change in classification.

Protests to the assessor must be postmarked or presented in person on or before June 1. The assessor must make a decision concerning your protest and mail you a written Notice of Determination on or before the last working day in June. If you are satisfied with the assessor's determination, the tax bill you receive next January will be based on the value and classification reflected on the Notice of Determination.

If you disagree with the assessor's decision, you may file an appeal with the

county board of equalization. An appeal to the county board of equalization must be postmarked or hand delivered no later than July 15. The county board will notify you by mail of the hearing date, time, and place where you may present evidence to substantiate your case. Evidence includes documentation such as the sales prices of properties similar to yours that sold between January 1, 2013 and June 30, 2014. The county board will conclude hearings and render decisions by the close of business on August 5. The county board must mail you a decision within five business days of the date of its decision. If you are satisfied with the county board's decision, the tax bill you receive next January will be based on the valuation and classification reflected in the county board's decision.

If you disagree with the action of the county board, you may file an appeal with the State Board of Assessment Appeals or the district court, or you may request a binding arbitration hearing. Your appeal must be made within 30 days of the date of the county board's mailed decision. For additional information regarding the protest and appeal process, contact your county assessor at 970-728-3174.

## NOTICE OF PURCHASE OF TAXES AT TAX LIEN SALE AND OF APPLICATION FOR ISSUANCE OF TREASURER'S DEED

To every person in actual possession of the hereinafter described land, lot or premises and to the person(s) in whose name the same was taxed and to all persons having an interest or title of record in or to the said land, lot or premises, and to whom it may concern, and more especially to:

Vicki Ranta Eldsmo PO Box 475  
Telluride CO 81435

AND: UNIT B, RANTA SHOP BUILDING CONDOMINIUM LOT 35R, BLOCK 3 TELLURIDE ACC TO PLAT BK 1 PG 3985-3987 REC 9 3 08 AND DECS AT RECEPTION 403525 RECORDED 9 4 08 AT RECEPTION 403538

Said County Treasurer issued a certificate of purchase therefore to David Sharbutt; that said tax lien sale was made to satisfy the delinquent taxes assessed against said land, lot or premises for the year 2010; that said land, lot or premises were taxed in the name of Vicki Ranta Eldsmo for said year 2010; that David Sharbutt, the present holder of said certificate, has made request upon the Treasurer of said County for a deed to said land, lot or premises; that a deed to said land, lot or premises shall be issued for said year 2010, unless the same has been redeemed. Said land, lot or premises may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deed. Be advised that to ensure redemption, payment should be received in the Treasurer's office prior to August 10, 2015.

Witness my hand this 9th day of April 2015.  
/s/ Janice M. Stout  
Treasurer in and for the County of San Miguel State of Colorado

## NOTICE OF PURCHASE OF TAXES AT TAX LIEN SALE AND OF APPLICATION FOR ISSUANCE OF TREASURER'S DEED

To every person in actual possession of the hereinafter described land, lot or premises and to the person(s) in whose name the same was taxed and to all persons having an interest or title of record in or to the said land, lot or premises, and to whom it may concern, and more especially to:

Paula Family Properties LLC  
1676 Hwy 145  
Telluride CO 81435

Paula Family Properties LLC  
c/o Daniel A Gregory  
Gregory Golden & Landers LLC  
1199 Main Avenue Suite 213  
Durango CO 81301

EarthTech West II Ltd.  
PO Box 824  
Norwood CO 81423

Pinnacle Assurance  
c/o J Gregory McAuliffe  
Horowitz & Burnett PC  
1660 Lincoln St Suite 1900  
Denver CO 80264

Colorado Department  
Of Public Health & Environment  
c/o Kendall Griffin,  
Assistant Attorney General  
Natural Resources & Environment  
Section

SUNRISE LLC  
PO Box 83  
Telluride CO 81435  
1300 Broadway 7th Floor  
Denver CO 80203

## PUBLIC HEARING NOTICE

San Miguel County has been asked to consider an application submitted by Chris and Mary James, 11694 Hwy 141, Eggar, CO 81325. The application seeks to vacate the portion of County Road K7 that is located east of State Highway 141 and the portion on the James parcel, located in the West End of San Miguel County.

The proposed road vacation will require two-step Planning Commission and Board of County Commissioners review pursuant to Land Use Code Section 3-601 J, Colorado Revised Statutes, Section 30-28-110, requires planning commission approval prior to the vacation of a county road, and Section 43-2-303, C.R.S., as amended, prescribes the process for vacation of public road rights-of-way.

(b) The board of county commissioners of any county may vacate any roadway or any part thereof located entirely within said county if such roadway is not within the limits of any city or town.

Leo M Weiss, Esquire  
Office of the United States Trustee  
599 16th St Suite 1551  
Denver CO 80202

You and each of you are hereby notified that on the 26th day of November, 2010, then County Treasurer of the County of San Miguel, in the State of Colorado, sold at public tax lien sale to Justin Sharbutt, the following described delinquent taxes for said land, lot or premises situate in the County of San Miguel, State of Colorado, to-wit:

LOT 425 NO 3 LAWSHON HILL PHASE 9 ACC TO PLAT REC 9 12 56 IN PLAT BK 1 PG 2111 AND 2112 CONT 1.723 AC

Said County Treasurer issued a certificate of purchase therefore to Justin Sharbutt; that said tax lien sale was made to satisfy the delinquent taxes assessed against said land, lot or premises for the year 2010; that said land, lot or premises were taxed in the name of SUNRISE LLC for said year 2010; that Justin Sharbutt, the present holder of said certificate, has made request upon the Treasurer of said County for a deed to said land, lot or premises; that a deed to said land, lot or premises shall be issued for said year 2010, unless the same has been redeemed. Said land, lot or premises may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deed. Be advised that to ensure redemption, payment should be received in the Treasurer's office prior to August 10, 2015.

Witness my hand this 16th day of April 2015.  
/s/ Janice M. Stout  
Treasurer in and for the County of San Miguel State of Colorado

A public meeting on the above proposal will be held by the San Miguel County Planning Commission on May 13, 2015, in the Second Floor meeting room, Miramonte Building, 333 West Colorado Avenue, Telluride, Colorado, at which time you may appear if you so desire, either in person or by agent or attorney, in opposition to or in support of the proposed road vacation. Please call the San Miguel County Planning Department at 970-728-3033 for the time of this meeting or for more information regarding this application.

Written comments of more than one page may not receive full consideration if not received by NOON May 8, 2015. Send written comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or karenh@sanmiguelcounty.org.

The meeting on this proposal is not limited to those receiving copies of this notice. If you know of any neighbor or potentially affected property owner who, for any reason, has not received a copy of this notice, it would be appreciated if you would inform them of this public meeting.

## COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. 2015-03

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On February 13, 2015, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of San Miguel records.

Original Grantor(s)  
Jonathan Michael Augello  
Original Beneficiary(ies)  
Mortgage Electronic Registration Systems, Inc., as nominee for American National Bank  
Current Holder of Evidence of Debt  
Deutsche Bank National Trust Company as Trustee for GSA HET 2007-2

Date of Deed of Trust  
September 22, 2006  
County of Recording  
San Miguel  
Recording Date of Deed of Trust  
September 29, 2006  
Recording Information (Reception No. and/or Book/Page No.)  
387283  
Original Principal Amount  
\$205,632.00  
Outstanding Principal Balance  
\$205,632.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Unit G2, Mendota Residences, a common Interest community, according to the Declaration of Covenants, Conditions and Restrictions for Mendota Residences recorded April 18, 2006 at Reception no. 383545 and the First Amendment thereto recorded May 26, 2006 at Reception no. 384398, and according to the Condominium Map Mendota Residences recorded April 18, 2006 in Plat Book 1 at page 3640, Reception no. 383546 and the First Amendment thereto recorded May 29, 2006 in Plat Book 1 at page 3556, Reception no. 384399, TOGETHER WITH (i) parking L.C.E. Unit G2; and (ii) Storage L.C.E. Unit G2, designated as appurtenances to Unit G2, County of San Miguel State of Colorado.

Also known by street and number as: 509 West Colorado Avenue Unit G2, Telluride, CO 81435. THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY INCUMBERED BY THE LIEN OF THE DEED OF TRUST.

THE CURRENT HOLDER OF THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST, DESCRIBED HEREIN, HAS FILED NOTICE OF ELECTION AND DEMAND FOR SALE AS PROVIDED BY LAW AND IN

## PUBLIC HEARING NOTICE

The San Miguel County Board of Commissioners has been asked to consider an application submitted by Monet Ragstad, on behalf of Summit Mountain Properties, P.O. Box 239, Montrose, CO 81402. The application seeks a Subdivision Exemption for a Lot Line Adjustment to adjust the lot between Lots J1 and J2, Lawson Hill PUD and an Insubstantial PUD Amendment to amend the Lawson Hill PUD Matrix to show the changes in lot size, square footage and parking requirements. Both lots are zoned Low Intensity Industrial (I) and are currently developed for various uses allowed through the PUD zoning. Subdivision Exemptions are a one-step Board of County Commissioners Review Process.

A Public Hearing on the above proposal will be held by the Board of Commissioners on May 20, 2015, at 10:00 A.M. in the

## NOTICE OF PURCHASE OF TAXES AT TAX LIEN SALE AND OF APPLICATION FOR ISSUANCE OF TREASURER'S DEED

To every person in actual possession of the hereinafter described land, lot or premises and to the person(s) in whose name the same was taxed and to all persons having an interest or title of record in or to the said land, lot or premises, and to whom it may concern, and more especially to:

Paula Family Properties LLC  
1676 Hwy 145  
Telluride CO 81435

Paula Family Properties LLC  
c/o Daniel A Gregory  
Gregory Golden & Landers LLC  
1199 Main Avenue Suite 213  
Durango CO 81301

EarthTech West II Ltd.  
PO Box 824  
Norwood CO 81423

Pinnacle Assurance  
c/o J Gregory McAuliffe  
Horowitz & Burnett PC  
1660 Lincoln St Suite 1900  
Denver CO 80264

Colorado Department  
Of Public Health & Environment  
c/o Kendall Griffin,  
Assistant Attorney General  
Natural Resources & Environment  
Section

SUNRISE LLC  
PO Box 83  
Telluride CO 81435  
1300 Broadway 7th Floor  
Denver CO 80203

Leo M Weiss, Esquire  
Office of the United States Trustee

said Deed of Trust. THEREFORE, Notice is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 07/16/2015, at 505 W. Colorado Avenue, East entry, Telluride, CO, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s) heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorney's fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 4/22/2015  
Last Publication 5/20/2015  
Name of Publication The Norwood Post & Courier Daily Planet

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF SUCH COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

Colorado Attorney General  
1300 Broadway, 10th Floor  
Denver, Colorado 80203  
(800) 222-4444  
www.coloradoattorneygeneral.gov

Federal Consumer Financial Protection Bureau  
P.O. Box 4503  
Iowa City, Iowa 52244  
(855) 411-2372  
www.consumerfinance.gov

DATE: 02/13/2015  
Janice M. Stout, Public Trustee in and for the County of San Miguel, State of Colorado

By: /s/ Janice M. Stout, Public Trustee  
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

David Shore #11973  
Edward P. O'Brien #11572  
Scott D. Toebben #15011  
Martin H. Shore #1800  
Hellerstein and Shore PC 5347 S. Valencia  
Way Suite 100, Greenwood Village, CO  
80111 (303) 571-1089

Attorney File # 14-01285SH  
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

©Public Trustee's Association of Colorado  
Revised 1/2015

# Give 'em a brake!



## Only You Can Prevent Roadkill! Slow Down! Pay Attention!

Flash headlights 3 times to warn oncoming drivers of wildlife on or near roadways. Colorado State Patrol wants to remind you to lower headlights within 500 ft. of oncoming vehicles.





Karen Henderson <karenh@sanmiguelcountyco.gov>

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## County Road K7 Vacation Application

1 message

**Mike Horner** <mikeh@sanmiguelcountyco.gov>

Tue, Apr 14, 2015 at 8:55 AM

To: Karen Henderson <karenh@sanmiguelcounty.org>

Cc: Mike Rozycki <miker@sanmiguelcountyco.gov>, Steve Zwick <stevez@sanmiguelcountyco.gov>

Karen,

The Road Department has no objection to the application submitted by Chris and Mary James requesting that County Road K7 be vacated within the boundary of their property in Egnar.

The very short section of CR K7 from SH 141 to the James' property line will remain a county-maintained public road however, it will be my intent to request that the Board of Commissioners delete this short section from the county maintenance system since it will not be practical to mobilize equipment in order to maintain approximately 450 feet.

This short section will remain a non-county maintained public road and will be reported to CDOT as such.

Please let me know if you have questions.

Mike

--

**Mike Horner, Superintendent**

San Miguel County Road Department

PO Box 426

Norwood, CO 81423

[970-327-4835](tel:970-327-4835)

[www.sanmiguelcountyco.gov](http://www.sanmiguelcountyco.gov)

March 23, 2015

I Vickie Sue Springmeyer hereby  
Support the Vacation of Cty R K-7  
From Highway to their driveway

Sincerely

A handwritten signature in blue ink, appearing to read "Vickie Sue Springmeyer". The signature is fluid and cursive, with a large, stylized initial "V" and "S".

Date: April 22, 2015

To: Whom It May Concern

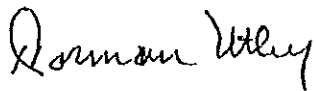
From: Norman and Imogene Utley  
606 Colorado St.  
Cortez, CO 81321

Re: County Road K7 - located in San Miguel County

It is our opinion that County Road K-7 should remain a public road, maintained by the County of San Miguel, as long as there is land owned by private individuals, other than Chris and Mary James that may need to use this road for access to their property on K-7.

If Chris and Mary James are the only private individuals that own property on road K-7, and no other individuals own land accessed by K-7, it makes no difference to us if K-7 is a private road.

Sincerely,

A handwritten signature in cursive script that reads "Norman Utley".

Norman Utley

4/1/15

Miguel County Planning Dept.  
as per request by Mary and  
Chris James, Sr.

We support the vacation of  
County Road K7 to Hwy 141.

Sincerely,  
Rick Timber  
Zamataska

Ref Lot 17

March 19, 2015

To Whom It May Concern,  
I, Deanna Springmeyer an adjoining  
property owner to Mary James, give  
my permission to her to purchase  
Co Rd #17.

Sincerely,  
Deanna Springmeyer



COLORADO

Parks and Wildlife

Department of Natural Resources

Montrose Office  
2300 S. Townsend Avenue  
Montrose, CO 81401  
P 970.252.6000 | F 970.252.6053

RECEIVED  
6-1-15

San Miguel County Planning Department  
Karen Henderson, Associate Planner  
PO Box 548  
Telluride, CO 81435

May 29, 2015

Dear Ms. Henderson,

Colorado Parks and Wildlife received a request to review an application for amendment to the Special Use Permit for Telluride Sleighs and Wagons. The amendment would add summer hours to their dinner operation in the Deep Creek area. I am familiar with the area and have reviewed the application.

This property lies within elk and mule deer summer range and a black bear summer concentration area. Fawning and calving are very likely to occur on this property. In addition to the previous comments we made which are dated October 27, 2014 we would like the following to be added to the Special Use Permit:

- All unprepared food kept on site should be stored in a bear proof container
- Customers should not be allowed to have free roaming dogs on the property

Thank you for providing us the opportunity to comment. If you have any questions please feel free to contact me at 970-209-2369.

Sincerely,

Kelly Crane  
District Wildlife Manager

cc: Renzo DelPiccolo, AWM

